NEILSONS

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Fixed Price

£159,000

12/6 Oxgangs Avenue

Oxgangs | Edinburgh | EH13 9JB

Generously proportioned two-bedroom top floor flat ideally located within the popular Oxgangs area of the capital. Conveniently positioned close to excellent local amenities and transport links, the property offers spacious and flexible accommodation together with a private balcony and private section of garden. A superb purchase for first-time buyers, young couples and buy-to-let investors.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Private balcony
  Private and shared gardens
- On-street parking
- EPC Band - C
- Council Tax Band - B



Description





A welcoming entrance hallway provides access to the accommodation and benefits from fantastic integrated storage provisions. There is also access to the partially floored attic, providing useful additional storage. The bright and spacious lounge/diner provides a lovely main living space, featuring a gas fireplace and ample room for a dining table and chairs, making it ideal for both everyday living and entertaining. The well-appointed kitchen is fitted with a range of freestanding appliances which are included in the sale and benefits from partial tiling to the splash areas. The dual-aspect outlook provides excellent natural light. Bedroom one is a good-sized double room enjoying a pleasant front-facing aspect and benefits from a range of fitted storage options. Bedroom two is another comfortable double room with a useful single cupboard and enjoys direct access to a private balcony. The sunny south-facing balcony provides an great outdoor space to relax and enjoy the sunshine. The well-kept shower room is fitted with a step-in shower and partially panelled surround, together with a heated towel rail.

Further benefits include gas central heating and double glazing.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Gardens & Parking

Externally, the property benefits from a private section of garden, laid with a combination of chipstone and lawn. Residents also have access to a shared drying green. Plenty of unrestricted on-street parking is available within the surrounding area for residents and visitors alike.

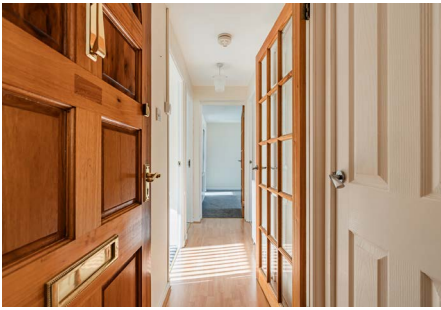
Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.









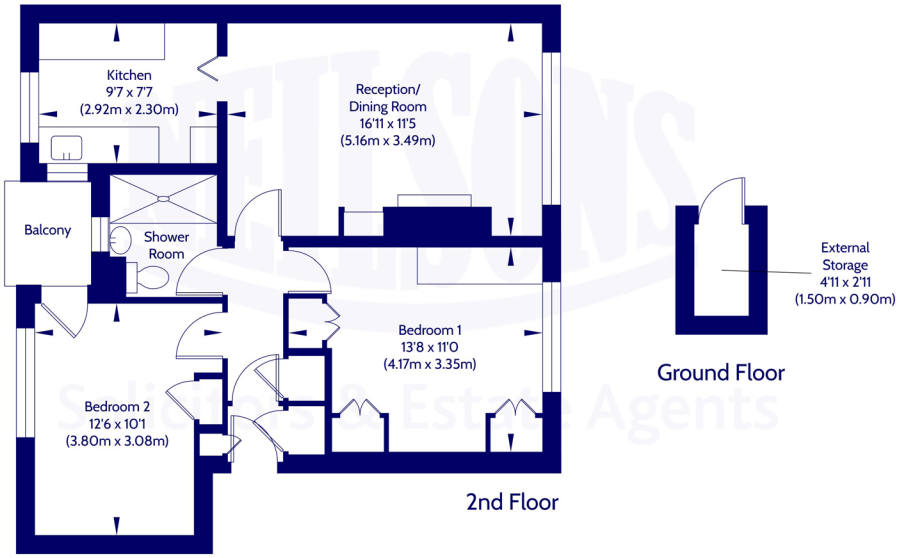
Location

The popular and established district of Oxgangs is located to the south of Edinburgh's City Centre. A wide range of local shops and services provide for everyday needs with a choice of supermarkets in the area including Tesco, Aldi & Morrisons. An excellent local bus service provides swift access to the City Centre and surrounding areas and by car, the City Bypass is within easy reach, connecting quickly to the central motorway network and Edinburgh International Airport. A choice of parks and recreational facilities can be found in the area, along with the Pentland Hills National Park. Local schooling is available from nursery to secondary level.





Approx. Gross Internal Floor Area 59 Sq M / 638 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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